

STATE OF ALABAMA
COUNTY OF SHELBY

20200327000121810
03/27/2020 02:32:46 PM
DEEDS 1/2

FORECLOSURE DEED

KNOWN ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore on, to-wit, 6/30/2010, Kevin Brooks and Starla Brooks, husband and wife, as Mortgagors, executed a Real Estate Mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc as nominee for DHI Mortgage Company, LTD, which is recorded as Instrument # 20100713000221710, in the Office of the Judge of Probate, Shelby County, Alabama on 7/13/2010 and subsequently assigned to BankUnited, N.A. and recorded as Instrument # 20200124000031410 on 1/24/2020, and,

WHEREAS, in and by said Real Estate Mortgage, the said Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of said County, giving notice of the time, place and terms of said sale in some newspaper published in said County, by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said Real Estate Mortgage provided that in case of sale under the power and authority contained in same, the said Mortgagee, or any person conducting said sale for the Mortgagee, was authorized to execute title to the purchaser at said sale; and it was further provided in and by said Real Estate Mortgage that the said Mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said Real Estate Mortgage, and the said Mortgagee did declare all of the indebtedness secured by said Real Estate Mortgage due and payable and said Real Estate Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Real Estate Mortgage in the Shelby County Reporter, a newspaper published in Shelby County, in its issues of 2/2/2020, 2/9/2020, and 2/16/2020; and,

WHEREAS, on 3/3/2020, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and the said Mortgagee did offer for sale and sell at public outcry in front of the door of the Courthouse of Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, T.J Wright, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Mortgagee; and,

WHEREAS, the highest and best bid for the property described in the aforementioned Real Estate Mortgage was the bid of **AlaVest, LLC**, in the amount of **\$173,500.00**, which sum of money the said Mortgagee offered to credit on the indebtedness secured by said Real Estate Mortgage and said property was thereupon sold to the said **AlaVest, LLC**;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of **\$173,500.00** on the indebtedness secured by said Real Estate Mortgage, the said Mortgagee by and through T.J Wright, as Auctioneer conducting said sale and as Attorney-in-Fact for said Mortgagee, and the said T.J Wright, as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said **AlaVest, LLC**, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Final Plat of Camden Cove West Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto **AlaVest, LLC**, subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Mortgagee has caused this instrument to be executed by and through T.J Wright, as Auctioneer conducting this said sale and as Attorney-in-Fact, and T.J Wright, as Auctioneer conducting

said sale, has hereto set his hand and seal on this, the 9 day of March, 2020.

T.J. Wright

T.J. Wright, as Auctioneer and Attorney-in-Fact

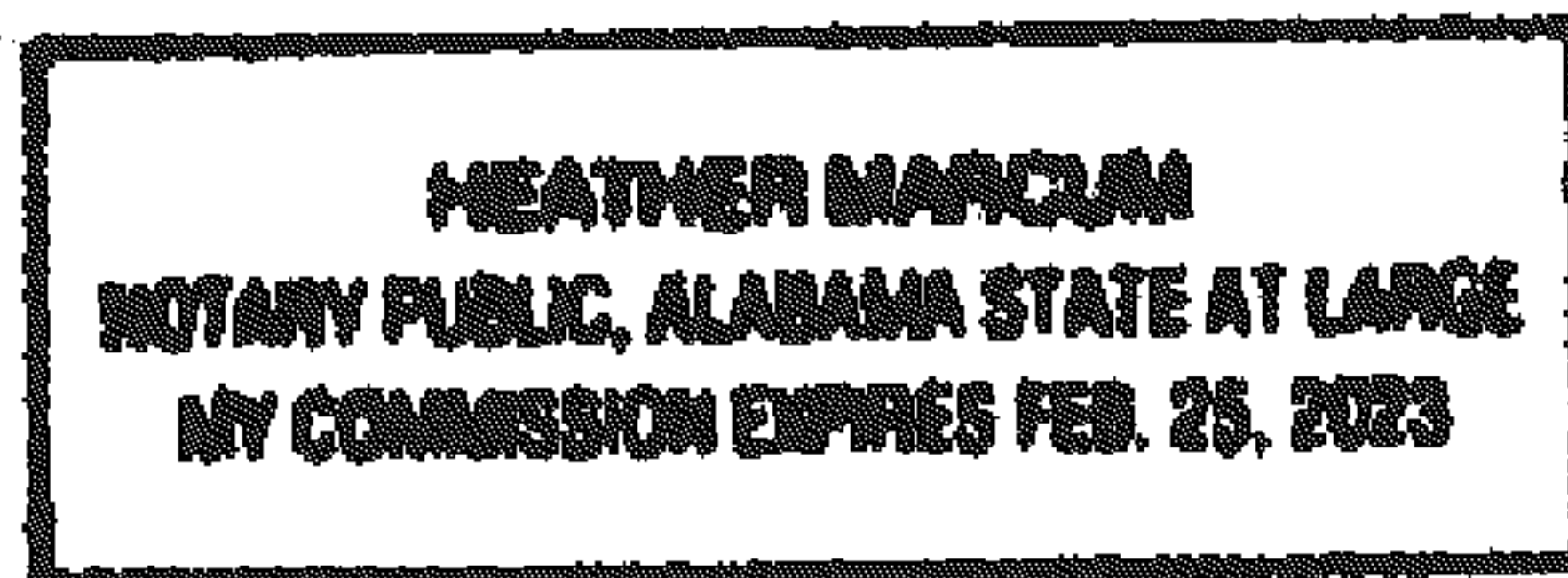
T.J. Wright

T.J. Wright, as Auctioneer Conducting said Sale

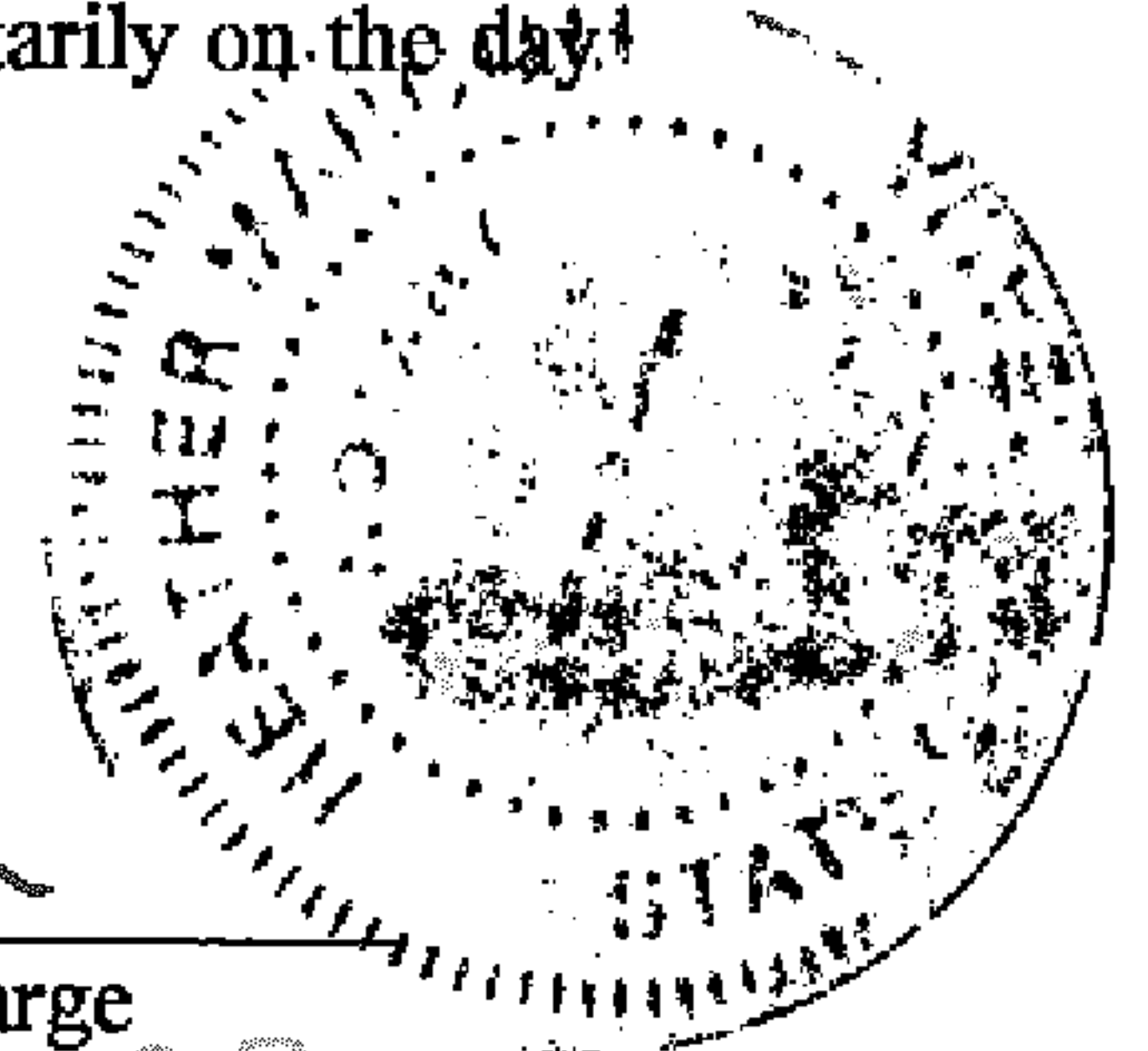
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that T.J. Wright, whose name as Auctioneer and Attorney-in-Fact for **BankUnited, N.A.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as said Auctioneer and Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this, the 9 day of March, 2020.

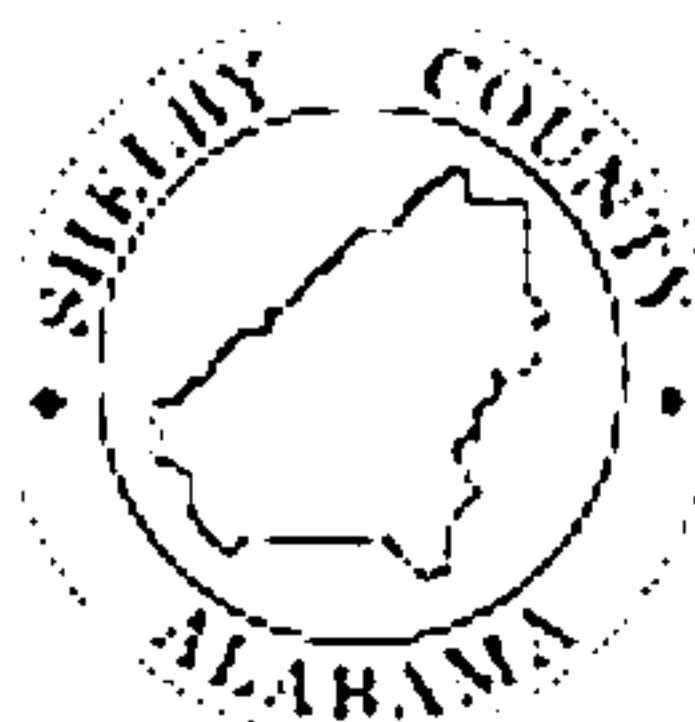


Heather Marcum
Notary Public, State of Alabama at Large
My Commission Expires: 2-25-23



This instrument was prepared by: Kent McPhail of Kent McPhail & Associates, LLC, 126 Government St., Mobile, AL 36602.

Send Tax Notice To: AlaVest, LLC, 429 Lorna Square, Hoover, AL 35216



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2020 02:32:46 PM
\$198.50 CHARITY
20200327000121810

Allie S. Bayl